

AN ORDINANCE 2015-04-02-0268

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

\* \* \* \* \*

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 3.999 acres comprised of 0.989 acres out of Lot 16, Oak Hills Park, Unit 7 Subdivision and 3.010 acres out of Lot 11, Oak Hills Park, Unit 3 Subdivision in NCB 13663 from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub with Cover Charge 3 or More Days Per Week to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District.

**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

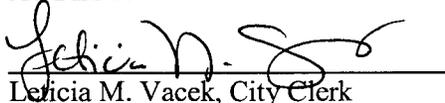
**SECTION 5.** This ordinance shall become effective April 12, 2015.

**PASSED AND APPROVED** this 2<sup>nd</sup> day of April 2015.



M A Y O R  
Ivy R. Taylor

ATTEST:

  
Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

  
Martha G. Sepeda, Acting City Attorney

for

for

<b>Agenda Item:</b>	<b>Z-19</b>						
<b>Date:</b>	04/02/2015						
<b>Time:</b>	02:33:12 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2015092 (District 8): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub with Cover Charge 3 or More Days Per Week to "MF-65 AHOD" Multi-Family Airport Hazard Overlay District on 3.999 acres comprised of 0.989 acres out of Lot 16, Oak Hills Park, Unit 7 Subdivision, NCB 13663 and 3.010 acres out of Lot 11, Oak Hills Park, Unit 3 Subdivision, NCB 13663 located at 7401 Wurzbach Road. Staff and Zoning Commission recommend Approval pending Plan Amendment. (Associated Plan Amendment 15020)						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				x
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x			x	
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

FIELD NOTES FOR  
ZONING

A 3.999 acre, more or less, tract of land comprised of 0.989 of an acre tract out of Lot 16, Oak Hills Park, Unit 7 Subdivision recorded in Volume 9000, Page 158 and 3.010 acres out of Lot 11, Oak Hills Park, Unit 3 Subdivision recorded in Volume 6900, Page 56 both of the Deed and Plat Records of Bexar County, Texas, now in New City Block 13663 of the City of San Antonio, Bexar County, Texas, conveyed to Medical Center Hotel S.A., Inc. in deed recorded in Volume 14608, Pages 1593-1594 of the Official Public Records of Bexar County, Texas, in New City Block (N.C.B.) 13663 of the City of San Antonio, Bexar County, Texas. Said 3.999 acre tract being more fully described as follows:

- BEGINNING:** At a found ½" iron rod on the northwest right-of-way line of Wurzbach road, a 86-foot right-of-way, the east corner of Lot 12, Oak Hills Park, Unit-5 recorded in Volume 7100, Page 114 of the Deed and Plat Records of Bexar County, Texas, the south corner of said Lot 11;
- THENCE:** N 48°28'10" W, departing the northwest right-of-way line of said Wurzbach Road, along and with the northeast line of said Lot 12, the southwest line of said Lot 11, at a distance of 467.41 feet passing a found ½" iron rod, for the west corner of said Lot 11, the north corner of said Lot 12, the south corner of said Lot 16, and continuing for a total distance of 618.86 feet to the west corner of said Lot 16;
- THENCE:** N 41°26'36" E, along the northwest line of said Lot 16, a distance of 285.00 feet to a point;
- THENCE:** S 48°28'10" E, at a distance of 151.11 feet passing the south line of said Lot 16, the north line of said Lot 11, and continuing for a total distance of 600.38 feet to a point on the southeast line of said Lot 11, the northwest right-of-way line of said Wurzbach Road;
- THENCE:** Southwesterly, along and with the southeast line of said Lot 11, the north right-of-way line of said Wurzbach Road, along a non-tangent curve to the right, said curve having a radius of 4303.92 feet, a central angle of 03°48'11", a chord bearing and distance of S 37°44'01" W, 285.63 feet, for an arc length of 285.68 feet to the POINT OF BEGINNING, and containing 3.999 acres in the City of San Antonio, Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: January 8, 2015, Revised: January 12, 2015  
JOB NO. 9001-15  
DOC. ID. N:\Survey\15\15-9000\9001-15\Word\9001-15 FN-3.999 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

